

Trianovich, Amanda

Subject: FW: 4-5 Cap

From: Rick Redniss <rick.redniss@rednissmead.com>

Sent: Sunday, September 6, 2020 2:22 PM

To: Young, Mary

Subject: 4-5 Cap

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WESTPORT P. & Z. C.

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Since being invited to speak in Westport decades ago about increasing the diversity of housing opportunities I have had the pleasure of working with the PZC on over half of the exempt multifamily unit applications. There are many reasons why the Cap should be eliminated:

- 1.The fact that the PZC has had a chance to review about two dozen applications it should be clear that the Cap is not necessary to screen good applications from bad.
- 2.The fact that the experience of seeing the results of over 90% of the Cap being reached has yielded a better understanding of the benefits of having diverse housing choices in town.
- 3.The fact that 8-30g legislation came after the Cap was established allows applicants to point to the Cap to support the court record of why their denied application should be approved by the courts.
- 4.The potential that the Cap would be found to be illegal after wasting taxpayers money to defend it against a challenge.
5. The fact that the arbitrary threshold ignores and discourages good planning opportunities to meet important goals of the POCD.

There are many other sound proven planning reasons to not blindly limit the creation of multifamily housing. These include starter homes for young families, choices for empty nesters to remain in scaled down homes, more affordable options for important workforce families, and many other reasons.

While it may seem like eliminating the Cap is a big step it really is not nor should it have any significant negative impact. PZC applications will continue to be approved or denied based on the merit of the proposal.

Thank you